

**Title 27**  
**DEVELOPMENT PERMIT FEES**

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**Chapter 27.02**  
**PURPOSE - GENERAL PROVISIONS**

**Sections:**

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**27.02.010 Purpose.** The purpose of this title is: to prescribe equitable fees and fee collection for all development and environmental review services provided by the department of development and environment services; and to prescribe school impact fees to cover the proportionate share of the cost of new school facilities needed to serve new growth and development. (Ord. 13332 § 55, 1998: Ord. 10662 § 42, 1992).

**27.02.015 Relationship to Comprehensive Plan and Growth Management Act.** This title of the King County Code is hereby enacted to be consistent and implement the comprehensive plan in accordance with RCW 36.70A. (Ord. 11623 § 1, 1994).

**27.02.020 General provisions.** This chapter deals with provisions general to the administration of this title and includes late penalties, fee waivers, fee assessments, refunds, code enforcement fee, overtime fees, general research, and financial guarantees. (Ord. 11141 § 37, 1993: Ord. 10662 § 43, 1992).

**27.02.030 Late penalty.** All invoiced fees shall be due and payable on or before the thirtieth day after receipt of an invoice. A late penalty payment equal to one and one-half percent of the delinquent unpaid balance, compounded monthly, shall be assessed on the delinquent unpaid balance. (Ord. 10662 § 44, 1992).

**27.02.040 Fee waivers.** The director shall have the discretion to waive all or a portion of the development review fees administered by the department and required pursuant to this title, provided, the waiver is warranted in the director's judgment. Any fee waiver shall be in writing and shall state a compelling need or public purpose to be served by the waiver. (Ord. 13332 § 56, 1998: Ord. 11141 § 38, 1993: Ord. 10662 § 45, 1992).

**27.02.050 Fee assessment.** Unless otherwise required by this title, development permit and environmental review fees shall be assessed at the fee rate in effect at the time the fee is collected. (Ord. 10662 § 46, 1992).

**27.02.060 Refunds.** Counter service and administrative fees are not refundable. Other service fees are refundable in proportion to the amount of work performed as of the date of application withdrawal by the applicant. (Ord. 13332 § 57, 1998: Ord. 10662 § 47, 1992).

**27.02.065 Fee increases – fees authorized by Ordinance 13332.** All fees authorized by Ordinance 13332, as amended, shall increase ten percent on December 30, 1999. (Ord. 13664 § 13, 1999).

**27.02.070 Code enforcement fees.** A fee assessed at the current hourly rate shall be charged for department staff time associated with code enforcement actions on all permits and reviews covered by this title. (Ord. 13332 § 58, 1998: Ord. 10662 § 58, 1992).

**27.02.080 Financial guarantees fee.** A fee assessed at the department's current hourly rate shall be charged for department staff time associated with all work done in conjunction with the setting, intake, monitoring, inspection, release and enforcement of financial guarantees for development permits. A minimum of one hour's fee shall be charged for intake or release of any guarantee. (Ord. 13332 § 59, 1998: Ord. 10662 § 49, 1992).

**27.02.085 Drainage defect and maintenance financial guarantee program fees.** A minimum of one hour's fee shall be charged by the departments of natural resources and transportation for any financial guarantee work performed by those departments related to storm water drainage and roadway improvements. The fee shall be less than or equal to the department of development and environmental service's current hourly rate. (Ord. 13659 § 2, 1999).

**27.02.090 Expedited review fees.** Customer requested expedited review shall be charged at the department's current hourly rate, in addition to the normal review fee. If the normal review fee is an hourly fee, then the rate shall equal two hundred percent of the department's current hourly fee. (Ord. 13332 § 60, 1998: Ord. 11141 § 39, 1993).

**27.02.100 General service fee.** A general service fee assessed at the department's current hourly rate shall be charged for each of the following services:

- A. Research performed outside the context of a pending application review; and
- B. Professional services to other governments under adopted interlocal agreement with the jurisdiction requesting the service. (Ord. 13664 § 12, 1999: Ord. 13332 § 61, 1998: Ord. 11141 § 40, 1993).

**27.02.110 Contract fees.** An applicant may elect to have a review, inspection, or permit approval completed by a department approved and hired contractor. For reviews, inspections, and permit approvals completed by a department approved contractor, the department is authorized to charge the applicant the contract amount in addition to the required review, inspection, or permit fee. (Ord. 11141 § 41, 1993).

**27.02.120 Appeals to the hearing examiner fees.** All appeals to the hearing examiner, or from decisions of the hearing examiner, shall be charged a fixed fee of one hundred twenty-five dollars to help defray the cost associated with appeal processing. Appeal fees shall be paid at the time of appeal submittal. (Ord. 13332 § 7, 1998).

**27.02.130 Educational services fees.** A. Education and training fees may be charged for classes or training provided by department of development and environmental services staff. The fees shall be charged at competitive market rates, and educational income may be less than or greater than all costs of preparing and presenting class. Class and training costs include, but are not limited to, the costs for planning, research, class preparation, class materials, notification, advertising, facility arrangements, related meetings, printing, presenting, follow-up and similar costs as applicable to the total cost of providing the service.

B. Fees for classes shall range from approximately twenty-five dollars daily per attendee to one hundred thirty-five dollars daily per attendee depending upon class content, length of class and number of attendees. Individual training may be provided at the department's current hourly rate. (Ord. 13332 § 8, 1998).

**27.02.140 Work without a permit - investigation fee.** Whenever any work for which a permit or application approval required under K.C.C. Title 16, 19, 20, 21A or 25 has commenced without first obtaining the required permit or application approval or has proceeded without obtaining necessary inspections, an investigation fee, in addition to the permit or application review fee, shall be collected whether or not a permit or application approval is subsequently issued. The investigation fee shall be equal to the amount of the permit or application fee required by this title. (Ord. 13332 § 10, 1998).

**27.02.150 Plan revision fees.** All plan revisions submitted by the applicant shall be charged a fee at the department's hourly rate. (Ord. 13332 § 12, 1998).

**27.02.160 Nonpermit-related administrative fees - late penalties - insufficient funds charge.**

A. The department may collect nonpermit-related administrative fees for copies, unpaid balances, letters of zoning certification, notarization and publications. The fees shall be at actual cost to the department. The director shall publish a schedule of these fees annually.

B. Late penalties shall be one and one-half percent of the delinquent unpaid balance, compounded monthly.

C. Insufficient funds charge: \$25.00. (Ord. 13332 § 13, 1998).

**27.02.190 Hourly fees.** The department's current hourly rate shall be assessed under this title at a rate of one hundred twenty dollars per hour, except as otherwise specified herein.

A. Land use permits for agricultural activities on lands within the agricultural production district shall be subject to an hourly rate of fifty dollars to a maximum of three hundred fifty dollars.

B. Nonresidential building permits for agricultural activities on lands within the agricultural production district shall be subject to an hourly rate of fifty dollars.

C. Building permits associated with residential additions, remodels and decks of one thousand square feet or less shall be an amount which is equal to thirty-five percent of the ICBO table-computed fee published during 1999. (Ord. 13664 § 2, 1999: Ord. 13332 § 9, 1998).

**27.02.200 Fees due.** Fees are due at the time of application for service, or when the department's current hourly rates are accumulated, within fifteen days of receipt of an invoice from the department. (Ord. 13332 § 11, 1998).

**27.02.210 Deposits.** The department may require a deposit at the time of application. The deposit may be twenty percent to eighty percent of the total cost of the review and inspection of a permit application. (Ord. 13332 § 63, 1998).

**Chapter 27.04  
DEFINITIONS****Sections:**

- 27.04.003 Building official.
- 27.04.005 Department.
- 27.04.010 Development permits.
- 27.04.015 Director.
- 27.04.025 Impact fee.
- 27.04.028 Environmental review.
- 27.04.040 Permit fee.
- 27.04.050 Valuation.

*(Fee increases - fees authorized by Ordinance 13332: K.C.C. 27.02.065.)*

**27.04.003 Building official.** "Building official" means the director of the department of development and environmental services or the director's designee. (Ord. 13332 § 14, 1998).

**27.04.005 Department.** "Department" means the department of development and environment services. (Ord. 10662 § 51, 1992).

**27.04.010 Development permits.** "Development permits" mean all permits, reviews, and approvals administered by the department of development and environment services including, but not limited to, right-of-way use permits, grading permits, building permits, uniform fire code permits, subdivisions, short subdivisions, binding site plans, planned unit developments, zoning permits, master plan development permits, current use permits, boundary line adjustments, and environmental review and shoreline permits. (Ord. 10662 § 53, 1992: Ord. 8330 § 31, 1987).

**27.04.015 Director.** "Director" means the director of the department of development and environment services or his/her designee. (Ord. 10662 § 52, 1992).

**27.04.025 Impact fee.** "Impact fee" means a payment of money authorized by state law and county ordinance to be imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development. Impact fees include but are not limited to roads mitigation payment fees and school impact fees. "Impact fees" do not include fees imposed to cover the costs of processing applications, inspecting and reviewing plans or other information required to be submitted for purpose of evaluation of an application, or inspecting or monitoring development activity. (Ord. 10162 § 22, 1991).

**27.04.028 Environmental review.** "Environmental review" means all permits, reviews, and approvals administered pursuant to K.C.C. 20.44. (Ord. 10662 § 50, 1992).

**27.04.040 Permit fee.** "Permit fee" means a payment of money imposed upon development as a condition of application for or approval of development to cover the costs of processing applications, inspecting and reviewing plans or other information required to be submitted for purpose of evaluation of an application, or inspecting or monitoring development activity. (Ord. 10162 § 23, 1991).

**27.04.050 Valuation.** "Valuation" means the determination of value made by a building official. In determining the applicable fee based on valuation, total valuation shall be determined based on nationally recognized valuation tables published during 1999, such as R.S. Means cost data publications, Dodge cost data publications, or the valuation data published during 1999 by the International Conference of Building Officials. (Ord. 13664 § 3, 1999: Ord. 13332 § 15, 1998).

**Chapter 27.06**  
**PREAPPLICATION AND COUNTER SERVICE FEES**

**Sections:**

- 27.06.005 Purpose.
- 27.06.010 Preapplication fees.
- 27.06.020 Counter service fees - building services division.
- 27.06.030 Counter service fees – land use services division.

*(Fee increases - fees authorized by Ordinance 13332: K.C.C. 27.02.065.)*

**27.06.005 Purpose.** The purpose of this chapter is to establish preapplication and administrative fees for the department. Preapplication fees shall compensate the department for preliminary review and evaluation of projects and for advising permit applicants before submittal of a formal application. Preapplication fees shall be collected at the time preapplication review services are rendered.

Counter service fees shall compensate the department for land use and building counter services for application intake, calculation of fees, creation of manual and electronic files, preparing applications for routing to review stations, packaging final permits, issuance of final permits and providing fee and submittal information to applicants. Administrative fees shall be collected at the time administrative services are rendered. (Ord. 13332 § 3, 1998).

**27.06.010 Preapplication fees.** An hourly preapplication fee, charged at the department's hourly rate, shall be charged for all professional time spent by department personnel based on an applicant's request for service. Except for urban planned developments, fifty percent of the fee assessed for the first preapplication conference for any permit application for which a preapplication conference is required pursuant to K.C.C 20.20.030 shall be credited to the permit application. (Ord. 13332 § 4, 1998).

**27.06.020 Counter service fees - building services division.**

- A. Group 1: small, simple, easy-to-administer applications including residential mechanical, registered plans, special inspections, fire tank, extensions, basics and basic accessories and residential revisions: \$85.00
- B. Group 2: applications more complex than group 1, including already built construction, fire system permits, accessories to residence, signs, shell modifications, commercial mechanical, additions, mobile homes and other applications not included in groups 1 and 3: \$170.00
- C. Group 3: applications more complex than groups 1 and 2, including new residences, small nonbuilding permits, commercial tenant improvements and revisions, permits issued "subject to field inspection" and agricultural buildings: \$235.00
- D. Group 4: applications more complex and difficult than other groups, including small and large new commercial buildings, multifamily buildings, large nonbuilding structures or other permits with complex processing such as commercial site plans: \$720.00 plus, per  
hour after six  
hours

(Ord. 13332 § 5, 1998).

**27.06.030 Counter service fees – land use services division.**

- A. Group 1: small, simple applications, affidavits including short plats, revisions, shoreline exemptions, right-of-way use, lot line adjustments, all extensions, road and drainage variances and other miscellaneous services: \$85.00
- B. Group 2: applications more complex than group 1, including clearing and grading, final plats and final public utility district applications, alterations to final plats, or public utility districts and engineering

plans:	\$170.00
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C. Group 3: applications more complex than groups 1 and 2, including variances, shoreline, preliminary short plats, and SAO utility exceptions:	\$235.00
D. Group 4: the most complex applications, including preliminary plats, variances, conditional use permits, special use permits and zone and shoreline reclassifications:	\$400.00
(Ord. 13332 § 6, 1998).	

## Chapter 27.10 FEES

### Sections:

- 27.10.010 Application review fees - applicability.
- 27.10.020 Building plan review fees - revision fees.
- 27.10.030 Building review fees - mechanical.
- 27.10.040 Fire flow and fire access review - uniform fire code.
- 27.10.050 Fire systems and tank reviews.
- 27.10.060 Zoning, landscape, parking.
- 27.10.070 Roads variance requests requiring department of transportation review.
- 27.10.080 Site engineering review.
- 27.10.090 Grading site plan review.
- 27.10.100 Clearing site plan review.
- 27.10.110 Forest practice policy compliance.
- 27.10.120 Right-of-way application review.
- 27.10.130 Sensitive area review.
- 27.10.140 Sensitive area exceptions and variances.
- 27.10.150 SEPA review - preparation of environmental impact statement.
- 27.10.160 Shoreline review.
- 27.10.170 Zoning application review.
- 27.10.180 Site-specific land use amendment.
- 27.10.190 Subdivision - preliminary review.
- 27.10.200 Subdivision - final review.
- 27.10.210 Separate lot recognitions and subdivision exemptions - recorded building envelope modification and name change request.
- 27.10.220 Boundary line adjustment review.
- 27.10.230 Current use permit reviews.
- 27.10.310 Construction and site development inspection fees – applicability.
- 27.10.320 Building construction inspection.
- 27.10.330 Structural-mechanical system inspections.
- 27.10.350 Fire system and fire tank inspections - conformance with approved plan.
- 27.10.360 Hazardous materials and public assembly inspections.
- 27.10.380 Site development inspections.
- 27.10.390 Grading inspections.
- 27.10.400 Clearing inspections.
- 27.10.410 Zoning, SEPA, sensitive area or shoreline condition and compliance.
- 27.10.420 Extensions of permits and approvals.
- 27.10.430 General inspections.



- 27.10.450 Mobile home fees.
- 27.10.460 Condominium conversion inspections.
- 27.10.500 Supplemental inspection and reinspection.
- 27.10.510 Certification of compliance or completion.
- 27.10.550 Partial development - preissuance construction authorization (PICA) inspections.

*(Fee increases - fees authorized by Ordinance 13332: K.C.C. 27.02.065.)*

**27.10.010 Application review fees - applicability.** Plan review fees shall compensate the department for the plan review necessary to determine compliance with adopted uniform codes and other county regulations. The fees may be based on valuation and may be fixed, hourly or a combination thereof. The fees shall be collected to compensate the building services and land use services divisions for the review of:

- A. Commercial and residential building permit applications under K.C.C. chapters 16.04, 16.70, 16.74, 16.78 and 17.04 and K.C.C. Titles 20 and 21A;
- B. Grading and clearing permit applications under K.C.C. chapter 16.82 or its successor;
- C. Shoreline permit applications and exemptions under K.C.C. Title 25 or its successor;
- D. State Environmental Policy Act compliance under K.C.C. chapter 20.48 or its successor;
- E. Sensitive areas under K.C.C. chapter 21A.24 or its successor;
- F. Preliminary and final subdivisions under K.C.C. Title 19 or its successor;
- G. Binding site plan review under K.C.C. Title 19 or its successor;
- H. Boundary line adjustments under K.C.C. Title 19 or its successor; and
- I. Variance requests, conditional use permits, zone reclassification requests, special use permits and temporary use permits under K.C.C. Title 21A or its successor. (Ord. 13332 § 16, 1998).

**27.10.020 Building plan review fees - revision fees.** A. Fees for the review of buildings and structures, including additions and modifications, shall be calculated using the valuation table and fee rate table published during 1999 by the International Conference of Building Officials. For those items not covered by the valuation table, the department shall use other nationally recognized publications published during 1999, such as R.S. Means cost data or Dodge cost data, to determine the valuation and use the International Conference of Building Officials fee rate tables to determine the amount. The fee charged shall be at seventy percent of the calculated amount.

B. Revisions to a permit application shall be charged at the current department hourly rate.

C. Additional plan review required when issuing a basic permit from a registered plan shall be charged at the department's current hourly rate. (Ord. 13664 § 4, 1999: Ord. 13332 § 17, 1998).

**27.10.030 Building review fees - mechanical.** Mechanical review fees are distinguished by residential mechanical systems and commercial mechanical systems. Residential mechanical system fees shall be charged a flat fee of one hundred ten dollars if the review is necessary. Commercial mechanical system fees shall be calculated based on valuation and fee rate tables published during 1999 by the International Conference of Building Officials. (Ord. 13664 § 5, 1999: Ord. 13332 § 18, 1998).

**27.10.040 Fire flow and fire access review - uniform fire code.** A flat fee shall be charged for uniform fire code review as follows:

- |   |          |
|---|----------|
| A. Commercial buildings (excluding large) | \$260.00 |
| B. Commercial revisions/multifamily       | 275.00   |
| C. Large commercial                       | 450.00   |
| D. Single-family residential              | 150.00   |
| E. Short subdivisions                     | 115.00   |
| F. Subdivisions                           | 175.00   |
| G. Boundary line adjustments              | 65.00    |

H. Other applications 60.00  
(Ord. 13332 § 19, 1998).

27.10.050

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**27.10.050 Fire systems and tank reviews.** A fee shall be charged to cover the costs of the department to review fire systems and tank systems as follows:

<u>System</u>	<u>Fee</u>
A. Fire alarm systems	
1. One to four zones	\$160.00
2. Each additional zone	30.00
3. Each addressable panel	570.00
4. Plus for each device	2.20
B. Fire extinguishing systems	\$320.00
plus for each nozzle)	17.00
C. Automatic sprinkler systems	
1. Commercial - each riser	305.00
(plus for each head or plug)	3.00
2. Residential - each riser	245.00
(plus for each head or plug)	2.00
D. Standpipe systems	
1. Class I	\$320.00
2. Class II	320.00
3. Class III	881.00
4. Each outlet for Class I or II	60.00
5. Fire pump	285.00
E. Flammable or combustible liquids storage tanks:	
1. Underground, first tank	\$160.00
(plus each additional tank)	86.00
2. Above ground, each tank	160.00
F. Hazardous materials storage tanks:	
1. Less than 500 gallons - each	\$215.00
2. 500 to 1,199 gallons - each	437.00
3. 1,200 gallons or more - each	652.00
G. Liquefied petroleum tanks	
1. Less than 500 gallons	\$160.00
2. 500 - 9,999 gallons	320.00
3. 10,000 gallons or more	630.00
H. Gaseous oxygen systems	
1. Less than 6,000 cubic feet	\$ 97.00
2. 6,000 - 11,999 cubic feet	178.00
3. 12,000 cubic feet or more	320.00
I. Nitrous oxide systems	\$170.00
(plus each outlet)	13.00
J. Medical gas systems	
1. Gaseous system	\$340.00
(plus each outlet)	13.00
2. Liquefied system	732.00
(plus each outlet)	13.00
K. Hazardous material recycling systems:	
1. 110 gallons or less per day capacity	\$215.00
2. More than 110 gallons per day capacity	652.00
L. Vapor recovery systems: (per tank)	
1. Phase I - tank truck and tank	\$174.00
2. Phase II - vehicle fueled and tank	216.00
M. Cryogenic tanks (each)	\$174.00

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	<b><u>System</u></b>	<b><u>Fee</u></b>
N.	Flammable liquids devices:	
	1. Spray booths-updraft (each)	\$174.00
	2. Dip tank (each)	156.00
	3. Spray booths-downdraft (each)	290.00
	4. Flow coaters (each)	330.00
	5. Mixing/handling room	430.00
O.	Fiberglass work systems:	
	1. Spray or chopper booth	\$290.00
	2. Lay-up areas	338.00
P.	Organic peroxide storage facility	\$338.00
Q.	Explosives storage magazines:	
	1. Class I	\$338.00
	2. Class II	215.00
R.	Compressed natural gas systems (each)	\$330.00
S.	Liquefied natural gas systems	\$628.00
T.	High piled storage racks	\$330.00
U.	Smoke removal systems	\$338.00
V.	High rise emergency evacuation plans	\$338.00
W.	Commercial candle holding devices	\$215.00
X.	Computer rooms	\$338.00
Y.	Floor or layout plans required by the fire code for public assembly, special sales, outdoor storage of flammable liquids in drums or indoor storage of combustibles	\$330.00
Z.	Fire clearances when requested of the fire marshal including but not limited to the following:	
	1. State funding of school projects	\$215.00
	2. State or federal school, hospital, nursing home, rehabilitative facilities or custodial facilities accreditation	215.00
	3. State licensing of mini-day care, day care, foster home, boarding home	215.00
	4. State liquor license	215.00
	5. State gambling license	215.00
	6. Special out-of-occupancy uses	215.00
	7. County house moving permits	215.00
	8. Fire clearance for King County business license	215.00
AA.	Approval of carpet samples or decorative materials	\$215.00
BB.	Special inspections for occupancy determinations or change of use requirements	\$215.00
CC.	Requested preliminary inspections	\$215.00
DD.	Each retest or reinspection of a fire protection or hazardous materials system prior to acceptance of the system, issuance of a permit or issuance of a certificate of occupancy (the first test or inspection will be made without charge)	\$437.00
EE.	Witnessing tests of used underground flammable liquids storage tanks before installation	\$215.00
FF.	Investigating and processing leaking underground storage tanks or hazardous materials spills and the subsequent containment and recovery of lost product	- current hourly rate
GG.	Underground piping to flammable or combustible liquid storage tanks	\$215.00

- HH. Installation, removal or abandonment, or any combination thereof, of flammable or combustible liquid storage tanks:
1. First tank (commercial) \$215.00

27.10.050 - 27.10.070

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<u>System</u>	<u>Fee</u>
2. Each additional tank (commercial)	112.00
3. Contractor's permit for removal or abandonment of residential underground fuel tanks (annual)	150.00
II. Witnessing tests of underground flammable or combustible liquid storage tanks for tank tightness	\$215.00
JJ. Conducting fire flow tests or analysis	\$769.00
KK. Fuel tanks for oil burning equipment:	
1. Commercial	\$160.00
2. Residential	77.00
LL. Monitoring transmitters	\$216.00
(plus each device)	2.20
MM. Sprinkler system supply mains (public main to sprinkler riser) (each)	\$215.00
NN. Emergency or standby power systems	\$215.00
OO. Plan review of construction fire safety plans	\$215.00
PP. Confidence testing of fire protection systems	
QQ. High rise fire system review	\$215.00
RR. Fire protection plan review:	
1. Review of either water main extension, or replacement, or both	230.00
(plus per hydrant)	65.00
2.. Review of hazardous material management plan	450.00

(Ord. 13664 § 6, 1999: Ord. 13332 § 20, 1998).

**27.10.060 Zoning, landscape, parking.** Review for compliance with zoning, landscape, and parking standards shall be charged fees as follows:

A. Each review of small projects such as residential additions, mobile homes, signs, shell modifications, tenant improvements and other small or simple applications: three hundred dollars base fee plus department's current hourly rate after two and one half hours.

B. Review of all other projects including new residential construction, large buildings, small and large nonbuilding structures and multifamily buildings, commercial site plans and other large, complex projects, including grading permits or other development permits: department current hourly rate. (Ord. 13644 § 7, 1999: Ord. 13332 § 21, 1998).

**27.10.070 Roads variance requests requiring department of transportation review.** Roads standards variance requests requiring department of transportation review shall be charged fees as follows and others shall be charged a fee at department's current hourly rate.

- A. Review by King County department of transportation: \$780.00
- B. Review by King County department of development and environmental services: hourly rate

(Ord. 13332 § 22, 1998).

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27.10.080 - 27.10.090

**27.10.080 Site engineering review.** Site engineering review includes review for code compliance with road design, drainage, erosion and sedimentation control, and right-of-way improvements. Review fees shall include a base fee and an hourly charge at the department's current hourly rate. Fees for short subdivisions, subdivisions or planned unit developments, right-of-way use, clearing or grading, and drainage plans shall include a deposit and an hourly charge at the department's current hourly rate.

- |    |  |  |
|----|--|--|
| A. | Commercial buildings   | \$720.00 plus hourly rate after six hours                |
| B. | Residential buildings  | \$300.00 plus hourly charge after two and one-half hours |
| C. | Subdivisions, short subdivision and planned unit developments, right-of-way use and grading and clearing permits (including alteration or vacation of final short plats and plats) | current department hourly rate                           |

(Ord. 13332 § 23, 1998).

**27.10.090 Grading site plan review.** Grading site plan review includes review for compliance with King County grading code requirements, and with the surface mine interlocal agreement. Grading site plan review shall include a base fee plus the department's current hourly rate as follows:

	<u>Area in Acres</u>	<u>Base</u>	<u>Hourly</u>
A. Grading review fees			
1. Grading review of residential site plan not subject to State Environmental Policy Act			NA
	0.00 to 0.10	\$165.00	
	0.11 to 0.30	330.00	NA
	0.31 to 1.00	660.00	Over four hours
	1.01 to 5.00	990.00	Over six hours
	over 5.00	1,320.00	Over eight hours
2. Grading review of residential site plan subject to State Environmental Policy Act	Minimum	660.00	Over four hours
3. Grading review of nonresidential site plan	0.00 to 0.10	330.00	Over two hours
	0.11 to 0.30	660.00	Over four hours
	0.31 to 1.00	1,320.00	Over eight hours
	1.01 to 5.00	2,640.00	Over sixteen hours
	5.01 to 10.00	5,280.00	Over thirty-two hours
	10.01 to 20.00	7,920.00	Over forty-eight hours
	over 20.00	10,560.00	Over sixty-four hours
4. Review of permit applications for residential development		165.00	plus per hour

- |    |  |          |          |
|----|--|----------|----------|
| 5. | Review of all other development proposals for other than single family residential development is one-half the rate specified above for grading review | One-half | One-half |
|----|--|----------|----------|

27.10.090 - 27.10.100

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		<u>Area in Acres</u>	<u>Base</u>	<u>Hourly</u>
B.	1.	Plan revision fee – each occurrence	\$165.00	plus per hour
	2.	Adjustments to grading permit base fees:		
	a.	base fees may be doubled for work started without a permit;		
	b.	base fees may be increased by fifty percent if permit includes activities affecting sensitive areas; and		
	c.	base fees may be increased by fifty percent if the applicant requests priority review.		
		(Ord. 13332 § 24, 1998).		

**27.10.100 Clearing site plan review.** Clearing site plan review includes review for compliance with King County clearing code requirements and with the surface mine interlocal agreement. Clearing site plan review shall include a base fee plus the department's current hourly rate as follows:

		<u>Area in Acres</u>	<u>Base</u>	<u>Hourly</u>
A.	Clearing review fees:			
	1.	Clearing review of residential site plan not subject to state Environmental Policy Act		
		0.00 to 0.20	\$165.00	NA
		0.20 to 2.00	450.00	NA
		over 2.00	660.00	Over four hours
	2.	Clearing review of residential site plan subject to state Environmental Policy Act	660.00	Over four hours
	3.	Clearing review of nonresidential site plan		
		0.00 to 0.20	500.00	Over three hours
		0.20 to 2.00	990.00	Over six hours
		over 2.00	1,980.00	Over twelve hours
	4.	Hazardous tree removal or other miscellaneous clearing		Current hourly rate
	5.	Moratorium relief – Basic Complex	330.00	Over two hours
			1,980.00	Over twelve hours
	6.	Review of permit applications for residential developments	165.00	Plus per hour

B.	7. Review of all other development proposals for other than single family residential development is one-half of the rates specified above for clearing review	One-half	One-half
	Miscellaneous clearing review fees:		
	1. Plan revision fee – each occurrence	\$165.00	Plus per hour

(King County 12-99)  
FEES

27.10.100 - 27.10.170

	<u>Area in Acres</u>	<u>Base</u>	<u>Hourly</u>
2. Adjustments to clearing permit base fees:			
a. base fees may be doubled for work started without a permit.			
b. base fees may be increased by fifty percent if permit includes activities affecting sensitive areas.			
c. base fees may be increased by fifty percent if the applicant requests priority review.			
(Ord. 13664 § 8, 1999: Ord. 13332 § 25, 1998).			

**27.10.110 Forest practice policy compliance.** A forest practice policy compliance fee shall be charged for all professional time spent by departmental personnel at the department's current hourly rate. (Ord. 13332 § 26, 1998).

**27.10.120 Right-of-way application review.** Right-of-way application review including revisions shall be charged a base fee and hourly charge as follows: \$360.00 plus hourly after three hours at department's current hourly rate. (Ord. 13332 § 27, 1998).

**27.10.130 Sensitive area review.** Sensitive area review fees shall be charged a base fee and hourly charge as follows:

A.	Basic review:	\$275.00	
B.	Complex review:		
	1. Residential	620.00	plus hourly after four and one-half hours
	2. Nonresidential	825.00	plus hourly after six hours
C.	Miscellaneous:		
	1. Sensitive area inquiries	275.00	plus hourly after two hours
	2. Inspection monitoring		Hourly.

(Ord. 13332 § 28, 1998).

**27.10.140 Sensitive area exceptions and variances.** Sensitive area exception and variances shall require a deposit and charge an hourly fee based on the department's current hourly rate. (Ord. 13332 § 29, 1998).

**27.10.150 SEPA review - preparation of environmental impact statement.**

A. State Environmental Policy Act review fees for environmental check lists, environmental impact statements, mitigated determinations of nonsignificance and supplemental reviews shall be an hourly charge at department's current hourly rate.

B. Preparation of an environmental impact statement shall be charged at actual cost to the department including consultant costs, administrative costs and cost of review by other county departments and governmental agencies. (Ord. 13332 § 30, 1998).

**27.10.160 Shoreline review.** Shoreline application fees shall require a deposit and charge an hourly fee based on the department's current hourly rate. (Ord. 13332 § 31, 1998).

**27.10.170 Zoning application review.** Zoning application reviews shall require a deposit and an hourly fee based on the department's current hourly rate, except as otherwise specified herein. Transfer of Development Credit Sending Site Certification Applications to qualify a proposed sending site and determine the number of credits available for transfer per application pursuant to the provisions of K.C.C. chapter 21A.55 shall be based on the current hourly fee to a maximum of \$500.00. (Ord. 13332 § 32, 1998).

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27.10.180 - 27.10.310

DEVELOPMENT PERMIT FEES

**27.10.180 Site-specific land use amendment.** Applicant generated site-specific land use map amendments shall be charged an application fee of one thousand five hundred dollars. If the amendment is implemented as part of the comprehensive plan amendment process, the application fee will be credited toward the zoning reclassification fee, provided that the application for zoning reclassification is filed within one year of the effective date of the land use map amendment. (Ord. 13332 § 33, 1998).

**27.10.190 Subdivision - preliminary review.** Preliminary subdivision, short subdivision or planned unit development review including initial applications, revisions and alterations shall require a deposit and be charged an hourly fee based on the department's current hourly rate. (Ord. 13332 § 34, 1998).

**27.10.200 Subdivision - final review.** Final subdivision, short subdivision or planned unit development review including alterations or vacations shall require a deposit and be charged an hourly fee based on the department's current hourly rate. (Ord. 13332 § 35, 1998).

**27.10.210 Separate lot recognitions and subdivision exemptions - recorded building envelope modification and name change request.** Separate lot recognitions and subdivision exemptions shall be charged an hourly fee based on the department's current hourly rate. Modification of a recorded building envelope or request for name change shall be charge a fixed fee as follows:

A. Modification of building envelope	\$600.00
B. Name change	200.00

(Ord. 13332 § 36, 1998).

**27.10.220 Boundary line adjustment review.** Boundary line adjustment fees shall be four hundred eighty dollars plus an hourly charge after four hours at the department's current hourly rate. (Ord. 13332 § 37, 1998).

**27.10.230 Current use permit reviews.** A fixed fee for the processing of current use permits shall be charged as follows:

A. Farm and agricultural land classification	\$150.00
B. Open space and timber less than twenty acres	200.00
C. Open space and timber greater than twenty acres	400.00

(Ord. 13332 § 38, 1998).

**27.10.310 Construction and site development inspection fees - applicability.** Construction and site development inspection fees shall compensate the department for inspections necessary to determine compliance with adopted uniform codes and other county regulations. The fees may be based



on valuation as defined in this title, fixed, hourly or a combination thereof. Fees shall be collected for reinspections and supplemental inspections, as well as being collected to compensate the building services and land use services divisions for inspection of:

- A. Commercial and residential buildings, additions, and under K.C.C. chapters 16.04, 16.70, 16.74 and 16.78 and K.C.C. Titles 20 and 21A;
- B. Grading and clearing sites under K.C.C. chapter 16.82;
- C. Site development, which is roads and drainage and erosion control, under K.C.C. Titles 9 and 14;
- D. Shoreline permit approvals under K.C.C. Title 25;
- E. State Environmental Policy Act condition compliance under K.C.C. chapter 20.48;
- F. Zoning condition compliance under K.C.C. Title 21A; and
- G. Monitoring drainage and sensitive area conditions. (Ord. 13332 § 39, 1998).

(King County 12-99)  
FEES

27.10.320 - 27.10.360

**27.10.320 Building construction inspection.** Fees for the inspection of buildings and other structures, including additions and modifications, shall be calculated from the valuation table and the fee rate table published during 1999 by the International Conference of Building Officials. For those items not covered by the valuation tables, the department shall use other nationally recognized publications published during 1999, such as R.S. Means cost data and Dodge cost data, to determine the valuation and use the International Conference of Building Officials fee rate tables to determine the amount. The fee charged shall be seventy percent of the calculated amount, unless otherwise specified in this title. (Ord. 13664 § 9, 1999; Ord. 13332 § 40, 1998).

**27.10.330 Structural-mechanical system inspections.** Fees shall be collected to cover the costs to the department of performing inspections of residential and commercial structural-mechanical systems. Structural-mechanical system inspections shall be as follows:

- A. All separate residential mechanical permits for which inspections are required: One hundred ten dollars.
- B. Commercial mechanical fees shall be calculated based on the valuation and fee rate tables published by the international conference of building officials. For those items not covered by these valuation tables, the department shall use other nationally recognized publications, such as R.S. Means cost data and Dodge cost data, to determine the valuation and use of the international conference of building officials fee rate tables to determine the amount. (Ord. 13332 § 41, 1998).

**27.10.350 Fire system and fire tank inspections - conformance with approved plan.** Fees shall be charged to cover the costs of physical inspections to assure that projects are constructed in accordance with approved plans as follows.

A.	Inspection of residential projects	\$130.00
	Plus per head:	2.00
B.	Inspection of commercial projects	140.00
	Plus per head:	2.20
C.	Inspection of water main extension or replacement	115.00
D.	Inspection of combustible liquid storage tanks	130.00

(Ord. 13664 § 10, 1999; Ord. 13332 § 42, 1998).

**27.10.360 Hazardous materials and public assembly inspections.** Uniform fire code inspections, mitigations and code enforcement fees shall be based on the department's current hourly rate, with the following exceptions:

A.	Fireworks stands and displays	\$100.00
B.	Liquefied petroleum gas serving single family residences	N/C
C.	Parade floats	N/C
D.	Use of candles for ceremonial purposes by churches or nonprofit groups	N/C

(Ord. 13332 § 43, 1998).

27.10.380 - 27.10.410 (King County 12-99)  
DEVELOPMENT PERMIT FEES

**27.10.380 Site development inspections.** Fees for site inspections of construction of roads and drainage systems, landscaping and other site improvements and review of changes to approved plans shall be an hourly charge at department's current hourly rate. (Ord. 13332 § 46, 1998).

**27.10.390 Grading inspections.** Grading inspection includes review for compliance with King County grading code requirements, and with the surface mine interlocal agreement. Grading inspections shall be based on the department's current hourly rate with a minimum number of hours as follows:

	<u>Area in Acres</u>	<u>Minimum</u>
A.	Field monitoring or Inspection of grading residential site:	NA
B.	Field monitoring or Inspection of grading nonresidential site	
	0.00 to 0.10	two hours
	0.11 to 0.30	two hours
	0.31 to 1.00	four hours
	1.01 to 5.00	four hours
	5.01 to 10.00	eight hours
	10.01 to 20.00	eight hours
	over 20.00	twelve hours
C.	Miscellaneous inspections	
1.	Reclamation bond release inspection:	\$275.00
2.	Reinspection of nonbonded actions:	275.00

(Ord. 13332 § 45, 1998).

**27.10.400 Clearing inspections.** Clearing inspection includes review for compliance with King County grading code requirements and with the surface mine interlocal agreement. Clearing inspection shall be based on the department's current hourly rate with a minimum number of hours as follows:

	<u>Area in Acres</u>	<u>Minimum</u>
A.	Field monitoring or Inspection of clearing residential site:	NA
B.	Inspection of clearing nonresidential site:	
	0.00 to 0.20	two hours
	0.20 to 2.00	four hours

(Ord. 13332 § 44, 1998).

**27.10.410 Zoning, SEPA, sensitive area or shoreline condition and compliance.**

Postapproval or postdevelopment monitoring or inspection, or both, for p-suffix conditions, or compliance with conditional use permits, special use permits, State Environmental Policy Act conditions, shoreline development permit conditions, sensitive areas conditions, drainage conditions or other conditions or mitigation associated with project approval shall be charged at the department's hourly rate. (Ord. 13332 § 47, 1998).

(King County 12-99)  
FEES

27.10.420 - 27.10.430

**27.10.420 Extensions of permits and approvals.** Permit and approval extension fees shall be charged to cover the costs of administering permit extension applications and for final inspections. The hourly rates where applicable shall be charged at the department's current hourly rate.

- |    |   |                            |
|----|---|----------------------------|
| A. | Final inspections   |                            |
| 1. | Single-family residential   | \$250.00                   |
| 2. | All other permits   | 350.00                     |
| B. | All other extensions (more than final inspection):                            |                            |
| 1. | Single family residential   | 350.00                     |
| 2. | Temporary mobile home   | 180.00                     |
| 3. | Temporary hardship mobile home  | 110.00                     |
| 4. | All other building permits  | 720.00 plus hourly         |
| C. | Mechanical permits:   |                            |
| 1. | Single family residential   | 110.00                     |
| 2. | Other permits final only  | 200.00                     |
| 3. | Other permits full mechanical system inspection                               | 20% of original permit fee |
| D. | Fire system permits:  |                            |
| 1. | Single family residential   | 125.00                     |
| 2. | Final and correction inspections  | 200.00                     |
| 3. | Full fire inspection  | 20% of original permit fee |
| E. | Sign permits  | 125.00                     |
| F. | Short plats   | 145.00                     |
| G. | Extensions of clearing permits:   |                            |
| 1. | Field monitoring or inspection of clearing residential site                   | 165.00 plus hourly         |
| 2. | Field monitoring/inspection of clearing nonresidential site                   | 330.00 plus hourly         |
| H. | Extensions of grading permits:  |                            |
| 1. | Field monitoring or inspection of grading residential site – two-hour minimum | 165.00 plus hourly         |
| 2. | Field monitoring or inspection of grading nonresidential site:                |                            |

a.	commercial, multifamily, and multilot sites – four-hour minimum	330.00 plus hourly
b.	industrial or mineral extraction sites:	750.00 plus hourly
I.	Right-of-way use permits	Hourly
J.	Conditional use permits	225.00
K.	Variances	Hourly
L.	Shoreline permits	555.00 plus hourly

(Ord. 13332 § 48, 1998).

**27.10.430 General inspections.** A flat fee shall be charged to cover the costs of inspection services associated with inspection services when buildings are damaged, require code compliance and verification, are being relocated or demolished.

A.	Fire, flood or wind damage	\$180.00
B.	Minimum housing code	180.00
C.	Relocation of structure	180.00
D.	Demolition inspection	180.00

(Ord. 13332 § 49, 1998).

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27.10.450 - 27.10.550 DEVELOPMENT PERMIT FEES

**27.10.450 Mobile home fees.** A flat fee shall be charged to cover the costs associated with mobile home setup inspections.

A.	Mobile home permit inspection	\$315.00
B.	Temporary mobile home	250.00
C.	Temporary mobile home/hardship	250.00
D.	Noninsignia mobile home	250.00

(Ord. 13332 § 50, 1998).

**27.10.460 Condominium conversion inspections.** Inspections of condominium conversions shall charge a fee to cover the costs of plan, code updates, monitoring of relocation assistance and other administrative requirements. The fees shall consist of a base fee of three hundred sixty dollars plus an hourly fee based on the department's current hourly rate. (Ord. 13332 § 51, 1998).

**27.10.500 Supplemental inspection and reinspection.** Supplemental inspection and reinspection fees shall be charged if inspections are required in addition to what would normally be required. Supplemental inspection fees shall be hourly and reinspection fees shall be fixed.

A.	Supplemental inspections: department's hourly rate with a minimum at one and one-half hour charge.	
B.	Reinspections:	
1.	Residential	\$185.00
2.	All other	400.00

(Ord. 13664 § 11, 1999: Ord. 13332 § 52, 1998).

**27.10.510 Certification of compliance or completion.** Certificates of compliance or completion shall require a fixed fee to cover the administrative and clerical costs to the department of processing and issuing the certificate.

A.	Temporary occupancy permit per building or tenant space	\$285.00
B.	Occupancy permit when more than one building per permit	285.00
C.	Occupancy permit for individual condominiums or other portions of building	130.00 per unit
D.	Letter of completion for shell construction when more than one building per permit	285.00

(Ord. 13332 § 53, 1998).

**27.10.550 Partial development - preissuance construction authorization (PICA) inspections.**

A fee shall be charged for inspections of construction under partial development, preissuance construction authorization. The fee shall be charged a base fee of eight hundred dollars and an hourly fee based on the department's current hourly rate. (Ord. 13332 § 54, 1998).

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ZONING AND LAND USE PERMIT

27.36.030 – 27.44.100

**Chapter 27.36  
ZONING AND LAND USE PERMIT**

**Sections:**

- 27.36.030 Site-specific land use map amendment fee.
- 27.36.040 Site-specific shorelines redesignation fee.

**27.36.030 Site-specific land use map amendment fee.** Applicant generated site-specific land use map amendments shall be charged an application fee of one thousand five hundred dollars. If the amendment is implemented as part of the comprehensive plan amendment process, the application fee will be credited toward the zoning reclassification fee required pursuant to K.C.C. 27.36.020, provided that the application for zoning reclassification is filed with one year of the effective date of the land use map amendment. (Ord. 13147 § 35, 1998).

**27.36.040 Site-specific shorelines redesignation fee.** A site-specific shorelines redesignation, whether generated by an applicant or initiated by motion, is subject to application and review fees as provided in this title. The property owner shall be responsible for payment of the fees unless the council approves an appropriation ordinance to fund the review. If the property owner does not agree to payment of the fees, the redesignation shall not be processed. (Ord. 13687 § 8, 1999).

**Chapter 27.44  
SCHOOL IMPACT FEES**

**Sections:**

- 27.44.010 School impact fees.
- 27.44.100 Severability.

**27.44.010 School impact fees.** A. Base fee schedule. The following school impact fees shall be assessed for the indicated types of development:

SCHOOL DISTRICT	SINGLE FAMILY per dwelling unit	MULTIFAMILY per dwelling unit
Auburn, No. 408	\$3,517	\$1,088
Enumclaw, No. 216	2,144	636

Federal Way, No. 210	2,383	786
Fife, No. 417	2,521	1,462
Highline, No. 401	1,031	114
Issaquah, No. 411	6,131	1,412
Kent, No. 415	3,782	2,329
Lake Washington, No. 414	4,279	69
Northshore, No. 417	3,404	0
Riverview, No. 407	2,807	599
Snoqualmie Valley, No. 410	3,411	647
Tahoma, No. 409	2,665	1,008

B. County's administrative costs. The county's costs of administering the school impact fee program shall be sixty-five dollars per dwelling unit and shall be paid by the applicant to the county as part of the development application fee.

C. Effective date. The school impact fees established in Ordinance 13673 take effect December 30, 1999. (Ord. 13686 § 1, 1999: Ord. 13673 § 14, 1999: Ord. 13338 § 14, 1998: Ord. 12928 § 13, 1997: Ord. 12532 § 13, 1996: Ord. 12063 § 12, 1995: Ord. 11569 § 11, 1994: Ord. 11148 § 3, 1993: Ord. 11037 § 6, 1993: Ord. 10982 § 3, 1993: Ord. 10790 § 3, 1993: Ord. 10722 § 4, 1993: Ord. 10633 § 3, 1992: Ord. 10472 § 3, 1992: Ord. 10470 § 3, 1992: Ord. 10162 § 20, 1991: Ord. 10122 § 2, 1991).

**27.44.100 Severability.** A. Should any section, subsection, paragraph, sentence, clause or phrase of this chapter or its application to any person or circumstance be held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remainder of the chapter or the application of the invalidated provision to other persons or circumstances. (Ord. 10470 § 4, 1992).

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27.46.010 DEVELOPMENT PERMIT FEES

## Chapter 27.46 URBAN PLAN DEVELOPMENT PERMIT FEES

### Sections:

27.46.010 Urban plan development permit fees.

**27.46.010 Urban Plan Development permit fees.** Fees shall be assessed and collected to compensate King County for the review and monitoring of all urban plan development permit and associated applications when combined in a single coordinated review, pursuant to the provisions of K.C.C. Title 21A. Such fees compensate for preapplication review, application, and monitoring and compliance.

A. Preapplication fees. Preapplication fees shall compensate the department for preliminary review and evaluation of urban plan development permits and for advising the permit applicant prior to the submittal of a formal application for a permit. Preapplication fees shall be collected at the time preapplication review services are rendered and shall be an hourly charge at the department's current hourly rate.

B. Urban plan development permit application fees. Urban plan development application fees shall be an hourly fee to cover the costs of application intake, development of a scope of work and all work performed under the scope of work. A deposit shall be made at the time of application as a guarantee of work billed in arrears. The hourly fee shall be billed monthly. The scope of work shall include a complete description of the required reviews and products to be prepared by all affected county agencies, or contract agents for such agencies, specifying the amount and type of work task up to the final decision on the all urban plan development permit by the council. The scope of work shall be agreed upon in writing by the applicant and the department before starting any review work on the all urban plan development permit application.

C. Urban plan development monitoring and compliance fee. An hourly monitoring and compliance fee shall be collected to compensate the department for reviews, inspections, and project management activities associated with the approved all urban plan development permit. The fee will be used for determining, ensuring, and enforcing compliance with conditions placed on the all urban plan development or as required to maintain monitoring of specific conditions or compliance with other county code requirements. (Ord. 13332 § 62, 1998: Ord. 10662 § 37, 1992).

*(Fee increases – fees authorized by Ordinance 13332: K.C.C. 27.02.065.)*

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